

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, September 5, 2017
—MINUTES—

CALL MEETING TO ORDER:

Chairman Sweeney called the meeting to order at 7:30 pm in the Bridgewater Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey.

OPEN PUBLIC MEETING ANNOUNCEMENT:

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act N.J.S.A.10:4-6. On January 18, 2017 proper notice was sent to the Courier News and the Star-Ledger and filed with the Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building. Please be aware of the Zoning Board of Adjustment policy for public hearings: No new applications will be heard after 10:15 pm and no new testimony will be taken after 10:30 pm. Hearing assistance is available upon request. Accommodation will be made for individuals with a disability, pursuant to the Americans With Disabilities Act (ADA), provided the individual with the disability provides 48 hours advance notice to the Planning Board Secretary before the public meeting. However, if the individual should require special equipment or services, such as a CART transcriber, seven days advance notice, excluding weekends and holidays, may be necessary.

ROLL CALL:

Don Sweeney – present	Beth Powers – present
Pushpavati Amin – present	James Weideli, Alternate #1- present
Paul Riga – present	Dawn Guttschall Alternate #2 – absent
Michael Kirsh, – absent	John Fallone Alternate #3 - present
Evans Humenick – present	Jeff Foose Alternate #4 - present
Alan Fross – absent	

Others present: Attorney Amanda C. Wolfe for Board Attorney Steven K. Warner, Board Engineer Thomas Forsythe, Board Planner Scarlett Doyle and Planning Division Secretary Ann Marie Lehberger

MINUTES FOR APPROVAL:

June 20, 2017, Regular Meeting-Motion by Mr. Weideli; Second by Mrs. Amin the foregoing minutes were adopted on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Sweeney, Mr. Weideli, Mr. Foose.
ABSENT: Mr. Kirsh, Mr. Fross, Ms. Guttschall
NOT ELIGIBLE: Mr. Riga, Mr. Humenick, Mrs. Powers, Mr. Fallone

MEMORIALIZING RESOLUTIONS:

ROBYN STERNER-794 Eisenhower Ave.

Block 438 Lot 7
#17-011-ZB- Variance –Pool
Decision: Approved with conditions 8/15/17

Motion by Mr. Weideli, second by Mrs. Amin the foregoing resolution memorializing the approval on 8/15/17 was adopted as amended on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Humenick, Mrs. Powers, Mr. Weideli, Mr. Foose
ABSENT: Mr. Kirsh, Mr. Fross, Ms. Guttschall
NOT ELIGIBLE: Mr. Riga, Mr. Sweeney, Mr. Fallone

ANDREW D'AMICO-36 North Ave.

Block 111 Lot 12

#17-016-ZB- Variance- Demolish existing home and rebuild new home
Decision: Approved with conditions 8/15/17

Motion by Mrs. Amin, second by Mr. Weideli the foregoing resolution memorializing the approval on 8/15/17 was adopted as amended on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Humenick, Mrs. Powers, Mr. Weideli, Mr. Foose
ABSENT: Mr. Kirsh, Mr. Fross, Ms. Guttschall
NOT ELIGIBLE: Mr. Riga, Mr. Sweeney, Mr. Fallone

HEARING AND DELIBERATIONS:

DONALD MCPHERSON-1020 Washington Valley Road
Block 605 Lot 3

#17-017-ZB- Variances- Garage Addition and 2nd Floor Addition

Mr. McPherson was previously sworn and submitted exhibits that were marked into evidence as follows:

- A-3 9/5/17 Grading Plan prepared by C. Scott Lyon, P.E., of Lyon Engineering, dated 8/31/17**
- A-4 9/5/17 Revised Improved Lot Coverage Calculation Worksheet**
- A-5 9/5/17 Photographs of the drainage ditch**
- A-6 9/5/17 Driveway Bridge Assessment prepared by Darren Tews, P.E., of Oak Ridge Engineering dated 8/31/17**
- A-7 9/15/17 Sewer/Well/Driveway Details addendum**

Mr. McPherson explained that the existing well was located and will not interfere at all with the proposed addition.

Board Engineer Mr. Forsythe confirmed that the property is within the Township sewer easement and that no additional easement is required.

Referencing Exhibit A-6, Mr. McPherson stated that he had hired an engineer who examined the bridge and the report indicates his findings that it is safe for vehicles up to 4 tons.

The Board questioned the drainage on the property and how it would be affected by the proposal. Mr. McPherson stated that there would not be a change in the drainage and that the water would continue to drain into the drainage ditch as it currently does.

Referencing Exhibit A-4, Mr. McPherson reviewed the revised calculations.

Board Planner Ms, Doyle explained that due to the steep slopes on the property, the applicant is only entitled to half of the ordinance requirement. She further explained that, given the reduction of impervious coverage, the proposed FAR was 0.188 rather than 0.23 as originally proposed. and the proposed improved coverage was reduced from 29% (as originally proposed) to 23.4%.

Chairman Sweeney opened the public portion of the meeting. There were no questions or comments.

Both Ms. Doyle and Mr. Forsythe testified that the Applicant had provided sufficient information in response to their concerns and that they believed the Board had all of the requisite information necessary for it to make a decision.

The Board deliberated and discussed conditions of approval.

Motion by Mrs. Powers; Second by Mr. Weideli, the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Riga, Mr. Kirsh, Mr. Humenick, Mrs. Powers, Mr. Weideli, Mr. Fallone

ABSENT: Mr. Kirsh, Mr. Fross, Ms. Guttschall

NOT ELIGIBLE: Mr. Foose

MEETING OPEN TO THE PUBLIC:

There were no members of the public wishing to address the Board on any matter not listed on the agenda.

OTHER BOARD BUSINESS:

There was no other business discussed.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 8:15 pm.

Respectfully submitted,
Ann Marie Lehberger
Planning Secretary